

APPENDIX A - Options Appraisal – Summary of the process followed

November 2004

Cabinet decides not to go ahead with the ALMO set up. Discussions begin with ODPM and Government Office for London (GOL).

December 2004

Outcome of meeting with ODPM is that further options appraisal has to be completed by Harrow, to the ODPM timetable of final sign off by end July 2005.

Initial letter to HFTRA, TRA chairs and secretaries, plus ex ALMO shadow board members, Best Value Implementation Group members and BME Reference Group members, inviting to a meeting in early January to kick start the process.

January 2005

Resident representatives develop criteria for selection to the resident places of the Optional Appraisal Working Group and Code of Conduct

HFTRA involved in process to select resident representatives onto the group but vacancies remain.

OA working group meets for first time on 22 January 2005. Schedule of meetings agreed. Initial work concentrated around development of Resident Empowerment Strategy and Communications and Consultation Strategy.

Resident panel established to shortlist, interview and select independent tenant advisor. Tenders invited from 8 ITA companies

FPD Savills commissioned to provide report from Stock condition data on decent homes and maintenance of housing stock over next 30 years

Housing Improvement Options Advisory Panel established and inaugural meeting held.

February 2005

OA working group meetings during this month focus on current position of the housing stock and service, and demand for housing in Harrow. Work also begins on looking at the Decent Homes Standard and what it means for Harrow.

Shortlisting of ITAs takes place. Two companies selected to interview. First Call (Housing Consultants) Ltd. selected

March 2005

Extraordinary meeting arranged by HFTRA to highlight importance of options appraisal process and encourage greater tenant representation on the working group. Outcome of this is that eleven tenant and leaseholder representatives are now committed to involvement with the process. Terms of reference amended to deal with over-representation of tenant representatives whilst encouraging more residents to attend.

First Call Housing begin work with tenant and leaseholder representatives by setting up a number of pre-meetings with training sessions to cover different aspects of the options appraisal process.

OA working group meetings include presentations from FPD Savills on current condition of the housing stock and the work required to bring it up to the Harrow Decent Homes Standard, as well as considering additional works that could be done over and above the Harrow Decent Homes Standard.

Homing In 37 distributed to all tenants and leaseholders, including articles about Options Appraisal, explains process and gives residents information about how to get involved and who to contact.

Dedicated web pages created on website.

April 2005

OA working group meetings include presentations of financial analysis of the Council's base position, funding required to meet the Harrow Decent Homes Standard and the funding gap. Work begins on considering the options available to fill the gap.

Weedon Grant commissioned to undertake validation of financial appraisal.

May 2005

OA working group continue to consider the options. Evaluation carried out highlighting summarising pros and cons of each option.

Event organised for 26 May at Quality Hotel, Harrow, to launch publicity campaign of information sharing to wider tenant and leaseholder population in Harrow. Event well publicised beforehand using posters, local press and individual invites to residents. 200 attendees, positive feedback.

June 2005

Publicity campaign continues, with roadshow around the majority of Harrow's estates, plus a series of evening meetings held by First Call and a live web-chat.

OA working group agree test of opinion survey and information to go out, to establish tenant and leaseholder preference for which option.

Weedon Grant present findings to OA working group. OA working group agree recommendation to be put forward to Cabinet.

Stock Options Advisory Panel considers options in detail and makes recommendations to Cabinet

Cabinet considers all option appraisal key information and reaches decision on preferred route to achieving Decent Homes, subject to final consideration by the Leader of the Council in consultation with Leaders of the opposition parties after the final result of the Test of Resident Opinion is known.

July 2005

Stock Options Advisory Panel considers final submission to Government Office and makes recommendations to Leader of Council.

Leader of Council, in consultation with opposition leaders, makes final decision on preferred option for achieving Harrow Decent Homes, and approves final submission document